



**O'MALLEY**

**23 Buchan Park**  
Alloa, FK10 2AE

**O'MALLEY**  
PROPERTY

[omalleyproperty.com](http://omalleyproperty.com)  
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## Description

O'Malley Property are proud to present to the market this impressive family home, ideally located within the sought after Buchan Park estate.

This family home offers a fantastic blank canvas, ready for its new owners to make their own.

Upon entering, you are welcomed by a bright, front-facing lounge featuring large windows that flood the space with natural light and provide ample room for free-standing furniture. To the rear lies a spacious kitchen/diner, complete with a range of wall and base units, complementary worktops, and integrated appliances. There is generous space for a dining table and chairs, making it ideal for family living and entertaining. The adjoining utility room offers additional storage, space for free-standing appliances, and provides direct access to the convenient downstairs W.C.

Upstairs, the property comprises four well-proportioned bedrooms. The principal bedroom benefits from a modern en-suite shower room, while bedrooms two and three feature built-in storage solutions. Bedroom four offers versatile accommodation, perfect as a guest room, nursery, or home office. The home is completed by a family bathroom, fitted with a bath, overhead shower, W.C., and wash hand basin.

Externally, the property benefits from a private front driveway and single garage. To the rear, there are fantastic views and a mainly lawned garden, complemented by a raised decked area.

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**“Spacious Property”**

## Location

Buchan Park is a highly sought after location, due to the proximity to local amenities including desirable schools and transport links available to the whole of central Scotland. Local shops, parks and leisure facilities are within easy reach of the property. The quiet neighbourhood provides a safe environment for family living and will appeal to many types of buyers.

## Lounge

17'1" x 12'4"

## Kitchen/Diner

18'4" x 10'2"

## Utility

5'10" x 5'10"

## W/C

5'10" x 3'7"

## Master Bedroom

16'2" x 8'7"

## En-Suite

7'2" x 3'6"

## Bedroom 2

15'10" x 15'1"

## Bedroom 3

11'6" x 8'0"

## Bedroom 4

10'5" x 8'7"

## Bathroom

7'2" x 5'6"

## Home Report

The home report is available upon request. Contact our team today.

## Fixtures & Fittings

All carpets, floor coverings, light fitting, blinds, integrated appliances and free standing washing machine are included in the sale.

## Misdescription Act

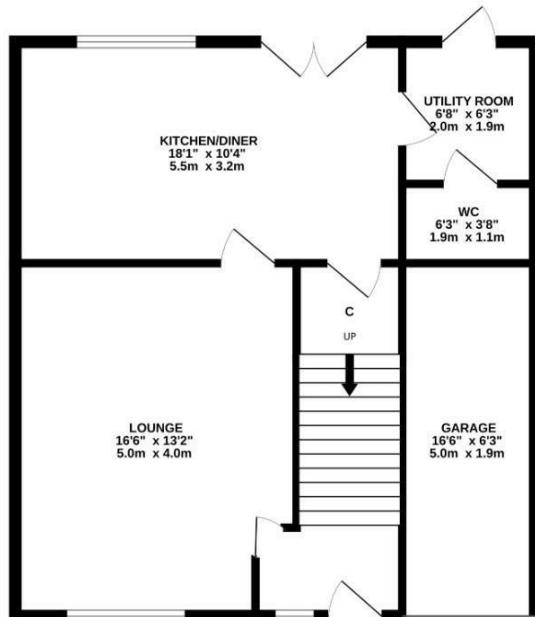
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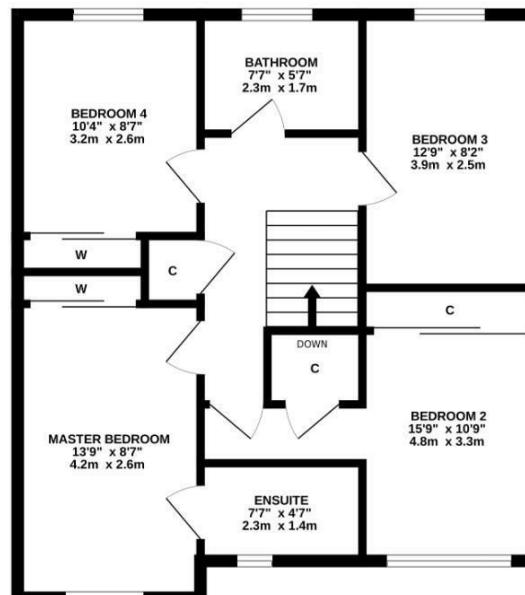
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GROUND FLOOR



1ST FLOOR



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